



PESTELL & Co
ESTABLISHED 1991

10 Carters Leys, Bishops Stortford, Herts

GUIDE PRICE - £650,000

A spacious four bedroom, detached house located in the desirable North West corner of town, within walking distance of town amenities, train station, sports clubs and excellent schooling. The bright and open accommodation comprises of entrance hallway, living room, kitchen/dining room, study, utility room and ground floor w.c. On the first floor there are four good size bedrooms and family bath/shower room. Externally there are well established, very generous gardens and driveway parking to the front. The owners have previously had permitted plans for a double storey extension, available upon request.

Part glazed front door with opaque side window into:

Entrance Hallway:

Parquet flooring, window to rear, radiator, two storage cupboards, two ceiling light points, stairs to first floor and door into:

Ground Floor Cloakroom:

Tiled flooring, low level w.c., wash hand basin, window to side, radiator and ceiling light point.

Living Room - 20'8 x 11'9 (6.29m x 3.58m)

Parquet flooring, large window to front, window to side, open fireplace, two radiators and spotlights



Outside:

Externally there is a private, well established and generous garden which wraps around the property. There is patio space off the back of the house and onto a laid to lawn remainder with mature shrubs and trees which feeds round to one side and a further ample lawn space to the front. Storage shed, gated rear access and outside tap.

Private block paved driveway to the front, with space to extend its size.

Agent Note: Planning permission previously passed for a double storey extension, plans available.



FULL ADDRESS

10 Carters Leys, Bishops Stortford, Herts, CM23 2RH

SERVICES

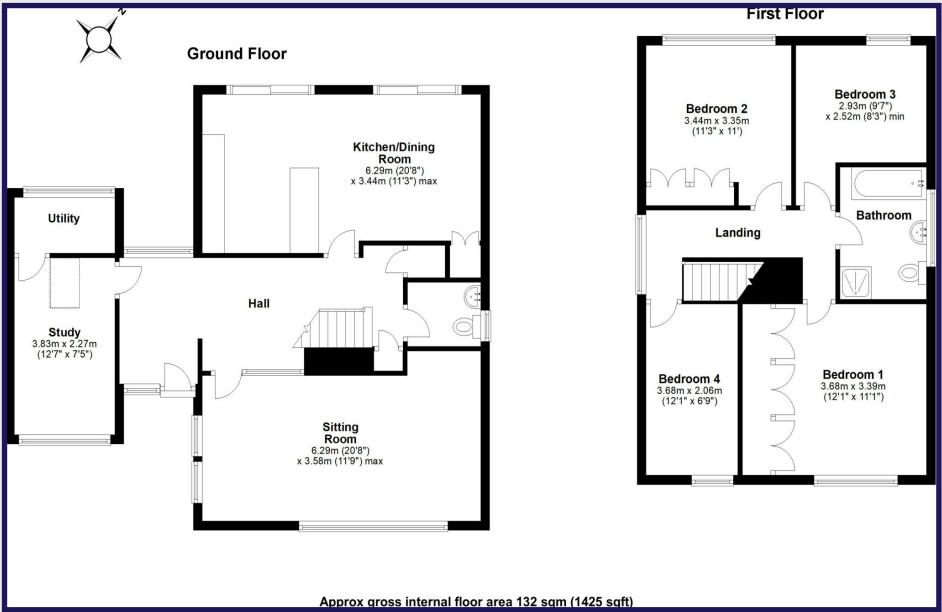
Gas fired central heating, mains electricity, water, drainage

LOCAL AUTHORITY

East Herts Council, Shopmobility, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

AGENT NOTES

Band F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

Kitchen/Dining Room - 20'8 x 11'3 (6.29m x 3.44m)

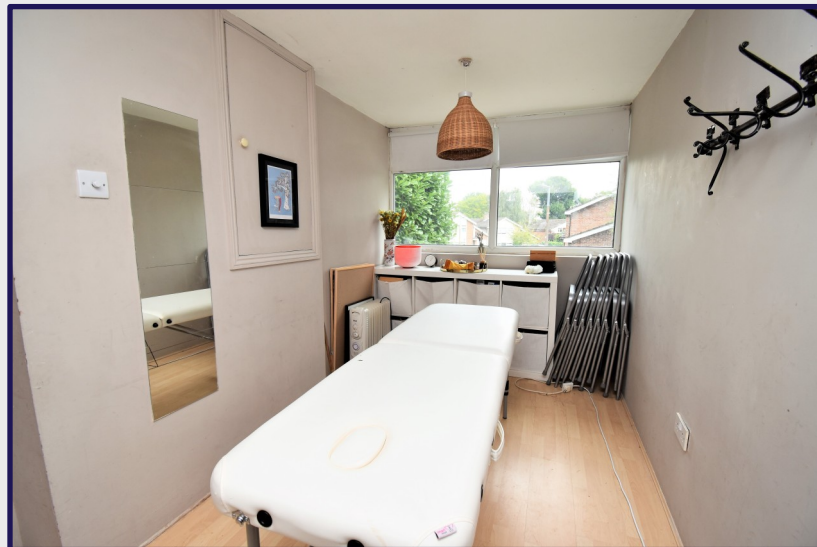
Wood flooring, a range of base level units with complementary work surface, inset sink unit and breakfast bar. Built in double oven, four ring electric hob, space for fridge/freezer and dishwasher. Two sets of sliding doors to rear garden, cupboard housing the boiler, radiator, spotlights and ceiling light point.

Study - 12'7 x 7'5 (3.83m x 2.27m)

Laminate flooring, window to front, Velux window, cupboard and ceiling light point.

Utility Room:

Laminate flooring, work surface, space for washing machine and tumble dryer, window to rear and ceiling light point.



First floor landing, exposed floor boards, radiator, window to side, loft access (ladder, boarded), ceiling light point. Doors to all rooms:

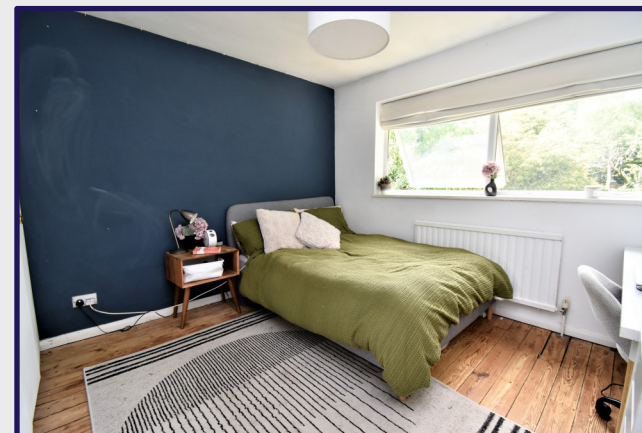
Bedroom 1 - 12'1 x 11'1 (3.86m x 3.89m)

Exposed floor boards, sliding doors with balcony to front, built in bank of wardrobes, radiator and ceiling light point.



Bedroom 2 - 11'3 x 11' (3.44m x 3.35m)

Exposed floor boards, window to rear, built in bank of wardrobes, radiator and ceiling light point.



Bedroom 3 - 9'7 x 8'3 min (2.93m x 2.52m)

Exposed floor boards, window to rear, radiator and ceiling light point.

Bedroom 4 - 12'1 x 6'9 (3.68m x 2.06m)

Exposed floor boards, window to front, built in double and single wardrobes, radiator and ceiling light point.



Family Bath/Shower Room:

Tiled flooring, panel bath, shower cubicle, low level w.c., pedestal wash hand basin. Window to side, heated towel rail and spotlights.